BUREAU OF STATISTICS

YUKON REAL ESTATE SURVEY

Second Quarter, 2011

Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2011	Q2	73,925.3	65,987.0	7,938.4
	Q1	36,394.1	32,228.6	4,165.5
2010	Q4	50,032.5	44,144.0	5,888.5
	Q3	82,975.4	69,870.9	13,104.5
	Q2	68,916.9	60,836.5	8,080.4

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

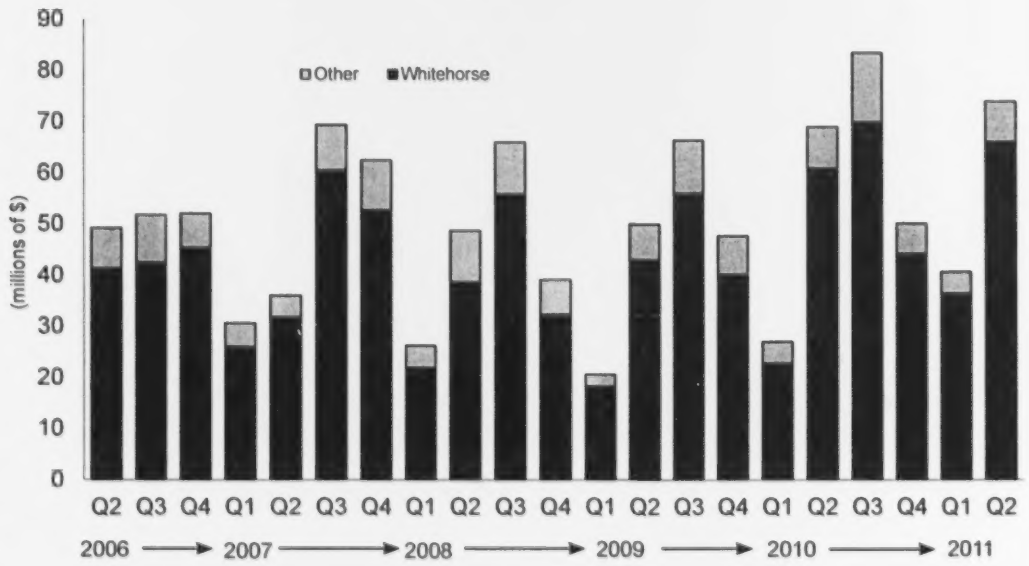
The total value of real estate transactions in Yukon for the second quarter of 2011 was $73,925,300. This is the highest value of any second quarter on record. This is an increase of $5,008,400, or 7.3%, compared with the second quarter of 2010 which was $68,916,900.

On a year-to-date basis, real estate transactions in Yukon (January through June) for 2011 totalled $110,319,400 compared to $95,826,700 for the same time period in 2010. This represents an increase of $14,492,800, or 15.1%.

In Whitehorse for the second quarter of 2011, the value of transactions totalled $65,987,000, also a record high for a second quarter. This is an increase of $5,150,500, or 8.5%, compared to the second quarter of 2010.

In the rest of Yukon, the value of real estate transactions in the second quarter of 2011 totalled $7,938,400. This is a decrease $142,000, or 1.8%, compared to the same time period in 2010.

Real Estate Transaction Values, *by quarter*



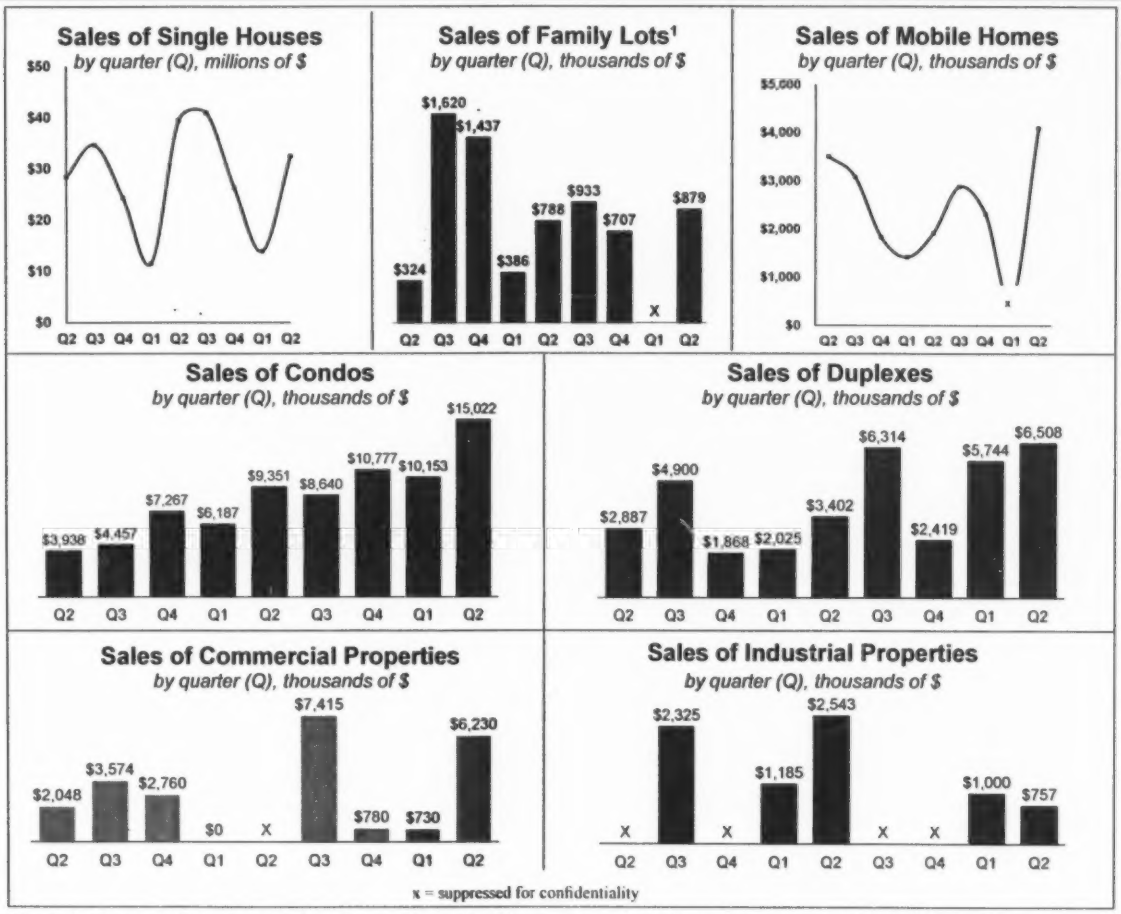
Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse increased $5,150,500 or 8.5%, comparing the second quarter of 2011 ($65,987,000) to the second quarter of 2010 ($60,836,500).

		Total	Single Houses	Family Lots[1]	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2011	Q2	65,987.0	32,500.1	879.3	4,091.5	15,021.7	6,507.5	0	6,230.0	756.8
	Q1	32,228.6	13,935.0	x	x	10,152.6	5,744.5	0	730.0	1,000.0
2010	Q4	44,144.0	26,310.1	707.0	2,312.8	10,777.3	2,419.4	x	780.0	x
	Q3	69,870.9	40,921.6	933.0	2,880.5	8,639.7	6,314.0	x	7,415.0	x
	Q2	60,836.5	39,456.8	787.7	1,915.9	9,350.7	3,401.6	x	x	2,543.0
Number of Real Estate Transactions										
2011	Q2	181	76	6	15	56	19	0	4	5
	Q1	102	35	x	x	39	18	0	3	4
2010	Q4	135	65	4	10	42	9	x	3	x
	Q3	195	108	6	12	35	22	x	6	x
	Q2	185	107	6	9	36	13	x	x	6

x = suppressed for confidentiality. Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q2 2009 to Q2 2011, *by type of transaction*



[1]The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

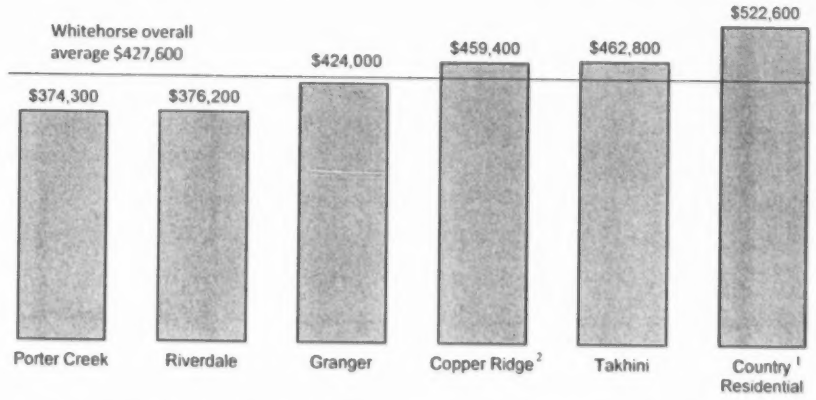
Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Country Residential[1]	Copper Ridge[2]	Takhini	Other[3]
Value of Single House Sales						($000)				
2011	Q2	32,500.1	x	4,138.5	4,117.1	2,120.0	6,794.0	12,864.5	1,388.5	x
	Q1	13,935.0	1,107.0	3,289.0	2,155.0	1,267.0	x	4,085.5	x	1,061.6
2010	Q4	26,310.1	1,925.0	5,104.3	4,057.7	x	3,198.0	6,418.3	3,310.4	x
	Q3	40,921.6	835.0	6,458.7	8,788.2	2,861.0	3,845.0	14,825.4	2,207.4	1,101.0
	Q2	39,456.8	976.7	4,166.5	8,072.0	2,404.5	7,302.9	14,797.7	0.0	1,736.5
Number of Single House Sales						(no.)				
2011	Q2	76	x	11	11	5	13	28	3	x
	Q1	35	3	9	5	3	x	10	x	3
2010	Q4	65	5	13	11	x	6	15	9	x
	Q3	108	3	20	24	7	8	37	6	3
	Q2	107	4	13	24	6	16	38	0	6
Average Price of Single Houses Sold						($000)				
2011	Q2	427.6	x	376.2	374.3	424.0	522.6	459.4	462.8	x
	Q1	398.1	369.0	365.4	431.0	422.3	x	408.5	x	353.9
2010	Q4	404.8	385.0	392.6	368.9	x	533.0	427.9	367.8	x
	Q3	378.9	278.3	322.9	366.2	408.7	480.6	400.7	367.9	367.0
	Q2	368.8	244.2	320.5	336.3	400.8	456.4	389.4	0.0	289.4

x = suppressed for confidentiality. Rows may not total due to rounding.

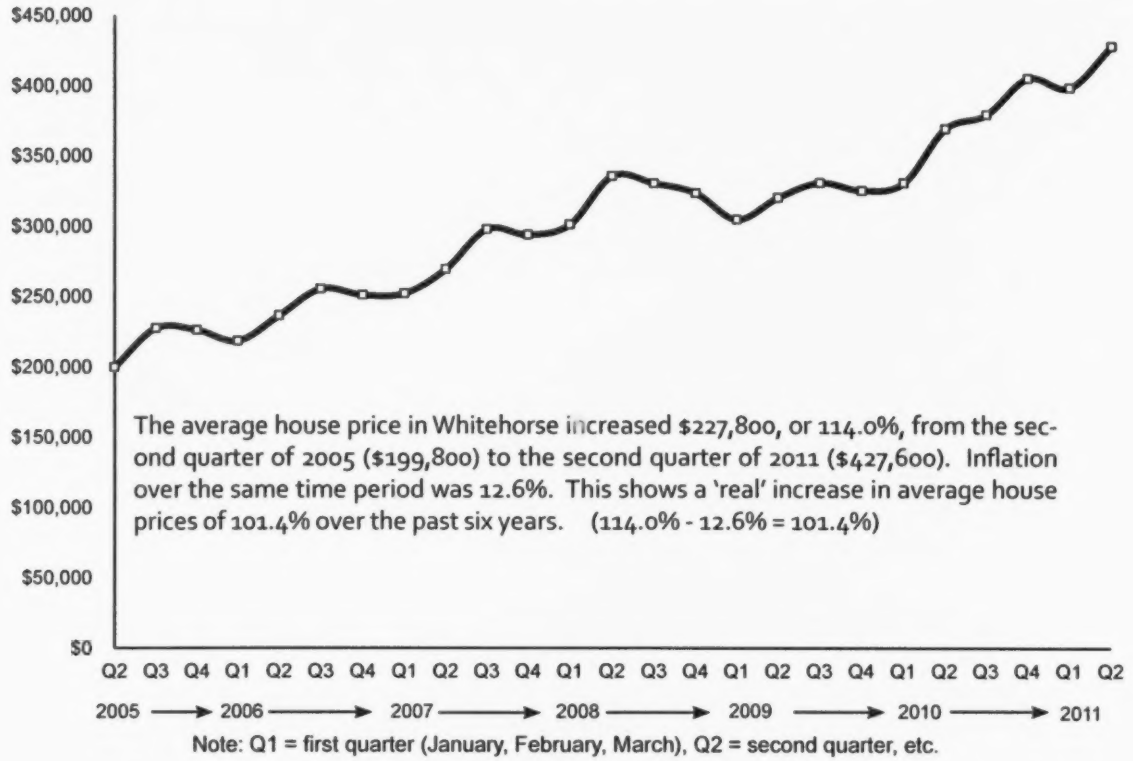
- The ***average*** single house price (does not include duplexes, condos or mobile homes) in Whitehorse in the second quarter of 2011 was $427,600- a new record high. This is an increase of $58,800 or 15.9% compared to the second quarter of 2010 ($368,800).
- The ***median*** (50% of sales above this figure and 50% below) single house price in Whitehorse in the second quarter of 2011 was also a record high at $417,500. One year earlier in the second quarter of 2010 the median house price was $358,000.

Average Price of Single Houses Sold, *Second Quarter, 2011*



[1] Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
[2] Includes Logan and Ingram.
[3] "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

Average Single House Prices in Whitehorse



The average house price in Whitehorse increased $227,800, or 114.0%, from the second quarter of 2005 ($199,800) to the second quarter of 2011 ($427,600). Inflation over the same time period was 12.6%. This shows a 'real' increase in average house prices of 101.4% over the past six years. (114.0% - 12.6% = 101.4%)

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in Yukon, with the exception of 'not-at-arm's-length' transactions ('not-at-arm's-length' transactions are those that do not reflect open market values). All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse and (4) Average house prices in Whitehorse over the past six years.

Yukon
Executive Council Office
Bureau of Statistics

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